

info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market

SALES • LETTINGS • MORTGAGES  
**King & Partners**



72 Civray Avenue  
Downham Market, PE38 9QP

£370,000

**King & Partners**  
SALES • LETTINGS • MORTGAGES

01366 385588  
info@kingpartners.co.uk





# Civray Avenue

Downham Market, PE38 9QP

This lovely detached house is situated close to both primary and secondary schools and is a short walk to the main facilities of Downham Market. The ground floor is open plan with a lovely modern kitchen, dining area and living area with a log burning stove. There are two sets of patio doors taking you to the rear enclosed garden. In addition there is a downstairs cloakroom. To the upper floor there are four bedrooms, the master having an en-suite plus a family bathroom. To the front is a double garage with ample parking. The rear enclosed garden is mainly laid to lawn with shrubs. A bright and spacious detached property in a good location that has been well maintained by the current owners and backs onto the school playing fields.



Part Glazed Composite Door To:

Open Plan Entrance Area

Wooden Floors

Kitchen/Dining Area

15' 0" x 32' 8" (4.57m x 9.96m)

Kitchen Area:

UPVC double glazed window to front. UPVC double glazed patio doors to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and microwave. Peninsular with marble top incorporating an electric hob, gas burner and hotplate with extractor. Tiled floor. Wall mounted radiator.

Dining Area:

UPVC double glazed window to front and side. Wooden floor. Staircase to first floor. Wall mounted radiator. Radiator:

Living Area

23' 0" x 11' 4" (7.01m x 3.45m) Three UPVC double glazed windows to side. Patio doors to rear. Wood floor. Wood burning stove. Spot lights. Wall mounted radiator.

Cloakroom

4' 0" x 3' 0" (1.22m x 0.91m) Wash hand basin within vanity unit. WC. Spot lights. Extractor fan.

Landing

UPVC double glazed window to rear. Radiator. Loft hatch. Storage cupboard.

Bedroom 1

22' 0" x 16' 9" (6.71m x 5.11m) Max. Three UPVC double glazed windows to side. Two radiators. Under eaves storage.

En-suite

7' 0" x 6' 2" (2.13m x 1.88m) UPVC double glazed window to side. Shower cubicle. WC. Wash hand basin within vanity unit. Heated towel rail. Wooden floor. Spot lights.

Bedroom 2

15' 0" x 10' 2" (4.57m x 3.10m) UPVC double glazed windows to front and side. Radiator:

Bedroom 3

11' 0" x 8' 2" (3.35m x 2.49m) Two UPVC double glazed windows to front. Radiator:

Bedroom 4

7' 0" x 10' 1" (2.13m x 3.07m) UPVC double glazed window to front. Radiator:

Family Bathroom

7' 0" x 6' 2" (2.13m x 1.88m) UPVC double glazed window to side. Panelled bath with shower mixer head and shower screen. Wash hand basin. WC. Radiator. Spot lights.

Outside.

To the rear is an enclosed garden mainly laid to lawn with a gravelled area for outside seating. To the front is a driveway offering ample parking leading to the double garage.

Double Garage

Up & Over doors.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.